

3.2 Qn7 – Sawmill Road

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **residential** activities, with a small visitor accommodation presence. The number of dwellings is stable and occupation is high as there has been very little growth. **Owner occupation** is low and has been decreasing reflecting an increase in the number of renters. The proportion of long term residents is moderate and increasing, while new and short term residents are declining, indicating an increasingly **stable resident population**.

Refer Social Impact Assessment; page 26 for details

Residential Stability Summary	
Residential titles	93%
Visitor accommodation titles	2%
Occupied dwellings	85%
Holiday homes	15%
Owner occupied dwellings	19%
Residential tenure >5yrs	21%

Character

Development is characterised by one-two storey detached dwellings and duplexes on small sites (Character Area 13). The neighbourhood comprises irregular street patterns and site configurations, with consistent building types addressing the street and providing a sense of address creating a **domestic built form**. Generally sites are well established, providing a settled maturity with managed gardens showing signs of **permanent occupation**.

Identity

The neighbourhood is bounded by the steepening wooded slopes of Ben Lomond Scenic Reserve, with the northern and western boundaries defined by the rear of business units, and Wakatipu High School to the south providing a **residential enclave**.

Liveability features include good access to sunlight (over 3 hours per day in winter), good access to open space within 5-10 minutes walk, and located within an easy 15-20 minute walk to central Queenstown.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone

General Comments:

This neighbourhood is likely to have improved access to public transport along Gorge Road in the future.

Although there are few vacant sites opportunities exist for redevelopment of older dwellings.

Recommendation:

QT Neighbourhood 7 has a stable permanent population, and a domestic built form within a residential enclave maintaining a good level of residential coherence and should therefore be identified as **HDR (Neighbourhood)**.